

BOROUGH OF BUENA
MUNICIPAL UTILITIES AUTHORITY
P. O. BOX 696
MINOTOLA, NEW JERSEY 08341

The regular meeting of the BBMUA was held on October 13, 2021 at 7 p.m. This meeting notice was provided to The Daily Journal and the Atlantic County Record which are the BBMUA's official newspapers. Notices are also posted on the bulletin boards within the Municipal Building as well as the Borough of Buena and BBMUA's websites. The meeting took place in the large meeting room located in the Municipal Building, Minotola while practicing social distancing and complying with mask guidelines.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Baker	J. Santagata
R. Delano	C. Santore
J. Formisano	A. Zorzi
J. Johnston	R. Smith

Chairman Santagata informed the board a letter of resignation was received from Alternate Member Johnathan Alvarez. The board made a motion to accept Mr. Alvarez's resignation with regrets.

m/Johnston s/Delano to accept the resignation of Alternate Board Member Johnathan Alvarez with regrets. m/passed

A letter was received from Kevin Sansalone of Sansalone Investments requesting to tie into his property located at 2185 E. Wheat Road, Vineland, NJ into the Borough of Buena MUA's water line. In order to do this the line would have to be extended at least 20 to 30 feet. Plant Superintendent Alan Zorzi and BBMUA Engineer Robert Smith of Remington & Vernick went out and looked at the piece of property he wants to connect to and see where our line currently ends. Mr. Sansalone wanted to run a water line diagonally from the end of our line under the road and then down the right of way and into the property. Mr. Zorzi stated we won't allow that because the BBMUA will have to take responsibility for the line and a 2" copper line would have to have fittings on it and it would be under a county road and that is not appropriate. Mr. Smith checked with staff at his office to see if we can service a property in Vineland. Mr. Smith was told that we can service a property in Vineland, however Mr. Sansalone would have to get permission from the City of Vineland for us to do that. We would also need to have an application

filed to let us know what type of property he will be serving (residential, commercial, etc.), what usage will be required to determine what size line he will need to install. Mr. Sansalone will also need to put together a design plan showing the extension, making sure they use the materials, valves and hydrant we require and comply with all the BBMUA requirements for tapping our water main to provide the service. The board wants to know what the water demand will be and what the water will be used for. Mr. Smith stated that we also have to make sure we have the allocation. Because most of the property is in Vineland, Mr. Sansalone will need to submit an application with a design plan showing exactly what he plans to do which includes a letter from the City of Vineland stating that they are unable to serve or will not serve the property the water is being required for and post escrow. He may also have to obtain approval from the Bureau of Safe Drinking water for the extension and obtaining approvals from Atlantic County. Mr. Smith feels the first step Mr. Sansalone needs to take is to obtain permission from the City of Vineland. If Vineland won't serve him he will need to get that in writing and then he can do his design plan and application to the BBMUA, post escrow, and post a bond with Atlantic County with the BBMUA as a named obligee on the bond.

Robert Smith of Remington & Vernick informed the board that a majority of his correspondence tonight has to do with the Buena Vista Campground. Buena Campground came to the BBMUA a year or so ago to obtain approval to discharge 6,400 gallons per day of sewer into our sanitary sewer system using their pump station and there force main and discharging into our system on Route 54. There were a couple of requirements that the board imposed. One was that the applicant verified the capacity of the line across Route 54 and the other was the applicant had to check the condition or replace the pumps in the pump station and either add or replace the meter on the pump station because of previous issues with illicit dumping into the pump station and we need to be able to monitor the flow that is going in there. Another thing we require was the owners of the campground to enter into a maintenance agreement because now whenever there is an issue with the force main that runs behind the properties on Route 40 Alan has to come out and deal with it. Jay Black of Diamond Properties reached out to Mr. Smith and asked what needed to be incorporated into the maintenance agreement. Mr. Black also wanted to do a video call to talk about what had to be done to start discharging the initial 6,400 gallons per day into the system and talk about his design. Alan, Jonathan and Mr. Smith met with him on Wednesday, October 6 to see what Mr. Black wanted to do, talk about the maintenance agreement and his proposed design. Mr. Black is proposing to install pump stations and force mains basically fully connecting the park into our system which is mandated by the Pinelands MOA which states that within 10 years of our approval of processing 600,000 gpd the Campground is required to tie into our system. Mr. Black thought there was already a maintenance agreement in place and easements in place for some of this work. Mr. Black sent an easement for the BBMUA to install a meter by Route 54 and the other easement was for our water main to be on their property. Neither of these easements addressed the maintenance agreement requirement. Mr. Black informed Mr. Smith that the new flow meter and controller would ship on October 9th and they expect to have it installed by the end of October. Therefore, once a maintenance agreement is in place they can begin discharging 6,400

gallons per day as previously agreed upon. Alan Zorzi tracked down a maintenance agreement from 1988 between the BBMUA and John Caselli who was the owner of the campground which stated that the campground was obligated to maintain this force main. The contract was executed in January of 1988 and had an initial term of 20 years and would automatically be renewed for another 20 years at the end of the term. Mr. Smith spoke with the BBMUA Solicitor to see if he felt the maintenance agreement was still in force and he felt it was. Mr. Smith forwarded this to Mr. Black and asked him to review the agreement that was currently in existence to see if they are amenable to continuing with the terms and conditions of this agreement. Mr. Black said they are amenable to the terms of the agreement which would save them the added expense of getting lawyers involved which will obligate them to the maintenance of the force main. Mr. Smith spoke to the Solicitor of the BBMUA and asked if it would be a good idea to have them write a letter addressed to the BBMUA stating that they agree to be bound by all of the terms and conditions of the 1988 agreement. Mr. Smith spoke with Mr. Black and he said he would get a letter together and have it ready for our upcoming meeting on October 27, 2021. So if we have a letter stating they agree to the terms of the maintenance agreement from 1988 and the meter and pumps are operational they can begin discharging the 6,400 gallons per day into our system.

Robert Smith of Remington & Vernick provided a copy of payment certificate #8 to Michael Itri of MBE Mark III, Inc. for signature for the rehabilitation of the pump stations and grit system project. That payment certificate has been signed and is on the bill list for approval at tonight's meeting.

Robert Smith submitted Change Order #1 to the board for review and approval for the contract with MBE Mark III Electric, Inc. for the rehabilitation of sewer pump stations #1, #2, #3 and the grit removal system. The change order is for a net cost modification of an additional \$6,353.70. If the board approves the change order a resolution needs to be adopted approving the change order. The original cost of the contract was \$1,188,378.00 and with the change order added to the contract the cost would be \$1,194,734.70. The Secretary/Treasurer Cheryl Santore has certified that the funds are available in the amount borrowed from the NJ I-Bank to cover the cost increase of \$6,353.70.

m/Delano s/Johnston adopting resolution R-23-2021 accepting change order #1 to amend the contract with MBE Mark III Electric, Inc. for the rehabilitation of pump stations #1, #2, #3 and grit removal system for a net cost modification of \$6,353.70. m/passed

Secretary Cheryl Santore informed the board that a man named Jerry Marinacci gave a note to pass along to Chairman Santagata requesting permission to install an amateur radio repeater on the water tower. Chairman Santagata asked Ms. Santore to reach out to the BBMUA Solicitor to obtain a legal opinion on allowing this. Ms. Santore received an opinion back from the Solicitor which stated that due to the fact that there is emergency

services communications equipment for Atlantic County Dispatch as well as equipment for AT&T for which an extension has been negotiated and since the events of September 11, 2001 stipulating all governmental facilities be closely regulated it is strongly suggested to refuse this and any future consideration to the rental to private individuals of public facilities. The board agreed this would also be a bad precedent to set due to the fact that if damage was caused to the tank it would be very costly to repair as well as the safety of the person installing the equipment being a liability. Therefore, the board will not be taking any action on this matter.

m/Baker s/Formisano to approve the treasurer's report as read.

m/passed

Due to the NJMJIF policies on the Cyber Risk Management Program we will have to adopt and the County not being able to provide Multi-Factor Identification to our current emails that they host we have to change our emails to Microsoft Office 365. Our IT provider requested a quote from Planet Technologies to provide the licenses necessary for the 17 email addresses we currently have. The total cost for the year is \$718.08 per year. In order to comply with the JIF requirements I gave the go ahead to begin the transfer. Barber Consulting has been working with Atlantic County to get this transitioned over smoothly.

Ms. Santore received a letter from Meg Steeb, the Municipal Clerk for Egg Harbor City regarding the sale of their water and wastewater system to New Jersey American Water. Due to the sale there will be layoffs of laborers. In an effort to ease the impact of the layoffs and assist the affected employees in finding replacement employment, Ms. Steeb is reaching out to neighboring towns in case they are in need of employees. This will be discussed further in the closed session that we will be having at tonight's meeting.

m/Johnston s/Formisano to accept the minutes of the last regular meeting held on September 8, 2021.

m/passed

Plant Superintendent Alan Zorzi received a quote from A.C. Schultes for the 2021 Well Maintenance Inspection. The cost to perform the inspection on our 3 existing wells would be \$400.00 each for a total of \$1,200.00.

m/Baker s/Johnston to award the 2021 Well Maintenance Inspection to A.C. Schultes in the amount of \$400.00 for the three wells for a total of \$1,200.00.

m/passed

Mr. Zorzi obtained a quote from Hydrodyne Engineering for a 3 year service contract for the annual onsite visit for the 2 screens and 1 compactor for approval to put into the 2022 budget. The 3 year contract would cost \$8,400.00 and would cover 1 visit per year.

m/Baker s/Johnston to budget the 3 year service contract for Hydrodyne Engineering to service the 2 screens and 1 compactor 1 time per year in the amount of \$8,400.00 in the 2022 budget. m/passed

Mr. Zorzi spoke with Buena Borough Councilman Joseph D'Alessandro. A tanker task force drill has been scheduled for Sunday, November 7, 2021. They are anticipated using 100,000 gallons of water and due to this we may have a lot of brown water complaints throughout the Borough. Hopefully this doesn't cause any other problems.

The BBMUA's newest employee, Nicholas Montgomery, has been enrolled in the Intro to Water and Wastewater class which starts in January. This is through Rowan College of Gloucester County. The cost is \$1,500.00. This is in the contract that the employees attend classes to obtain the licenses.

m/Baker s/Delano adopt Resolution R-24-2021 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters that include matters of personnel pursuant to N.J.S.A. 10:4-12(b)(8). m/passed

m/Delano s/Baker to open the executive closed session meeting at 7:43 pm. m/passed

m/Formisano s/Baker to close the executive closed session meeting and return to regular session at 7:56 pm. m/passed

m/Baker s/Johnston to file all correspondence sent out for review without reading number 1 through number 16. m/passed

m/Johnston s/Baker to pay all bills as presented. m/passed

The next regular meeting will be held on October 27, 2021 at 7:00 p.m.

m/Johnston s/Delano to adjourn the meeting 7:56 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary